

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0003 – Windsor Road **P.C. DATE:** January 29, 2008
Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning
Opt-In/Opt-Out Process

AREA: 21 tracts on 27.46 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Wendy Rhoades

NEIGHBORHOOD ORGANIZATIONS:

West Austin Neighborhood Group	Old West Austin Neighborhood Assn.
Heritage Neighborhood Association	
Clarksville Community Development Corporation	
BrykerWoods Neighborhood Association	Old Enfield Homeowners Association
Oakmont Heights Neighborhood Association	
Shoal Crest Neighborhood Association	North Austin Neighborhood Alliance
M.K. Hage	Rosedale Neighborhood Association
University Area Partners	West End Austin Alliance
Austin Independent School District	
Sentral Plus East Austin Koalition (SPEAK)	
Central Austin Neighborhoods Planning Area Committee	
Downtown Austin Neighborhood Coalition	Caswell Heights Neighborhood Association
Home Builders Association of Greater Austin	
Taking Action, Inc.	Austin Neighborhoods Council
West Campus Neighborhood Association	Downtown Austin Neighborhood Assn (DANA)
City of Austin Downtown Commission	Pemberton Heights Neighborhood Association
Caswell Pease Neighborhood Association	
Greater West Austin Neighborhood Planning Area	
Old West Austin Neighborhood Plan Contact Team	
The Original West University Neighborhood Association	
Non-Profit Student Housing Preservation Group	
Save Barton Creek Association	Homeless Neighborhood Organization
2222 Coalition of Neighborhood Assns.	Ridgelea Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The Windsor Road Neighborhood Planning Area is bounded by West 35th Street on the north; North Lamar Boulevard on the east; Enfield Road on the south; and North MoPac Expressway on the west.

WATERSHEDS: Town Lake; Shoal Creek; Johnson Creek – **Urban**

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Bryker Woods Elementary School

APPLICABLE CORE TRANSIT CORRIDORS:

North Lamar Boulevard and West 35th Street

STAFF COMMENTS:

The VMU Overlay District in the Windsor Road Neighborhood Planning Area includes 27.46 acres. The Bryker Woods Neighborhood Association is recommending excluding six tracts from the Overlay District, generally located on the south side of West 35th Street, for a total of approximately 4.367 acres. The net acreage of the neighborhood association's recommendations for 15 tracts to be included in the VMU Overlay District is about 22.82 acres, and generally located on the south side of West 38th Street and the west side of North Lamar Boulevard.

LIST OF ATTACHMENTS:

Attachment 1: Bryker Woods Neighborhood Association VMU Opt-In / Opt-Out Application

Attachment 2: List of Windsor Road Neighborhood Planning Area VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

Attachment 3: Windsor Road Neighborhood Planning Area VMU Neighborhood Recommendations

Attachment 4: Windsor Road Neighborhood Planning Area VMU Overlay District Map and VMU Tract Map

Attachment 5: Zoning Map

Attachment 6: Overview of VMU and the VMU Opt-In/Opt-Out Process

Attachment 7: Planning Commission Recommendations –

- VMU Tract Table – Properties with VMU Building (V) Zoning
- VMU Tract Table – Properties Excluded from the VMU Overlay District
- Tract Map
- Zoning Map illustrating Properties with VMU Building (V) Zoning

PLANNING COMMISSION RECOMMENDATION:

January 29, 2008:

- *APPROVED MOTION 1 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 7-21*
- *APPROVED MOTION 2 TO EXCLUDE TRACTS 1-6 FROM THE VERTICAL MIXED USE OVERLAY DISTRICT*

- *APPROVED MOTION 3 TO GRANT AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VMU BUILDING.*

[T. ATKINS; P. HUI – 2ND] (8-0)

ISSUES: None at this time.

CITY COUNCIL DATE: February 14, 2008

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719

NEIGHBORHOOD RECOMMENDATION

Representatives of the Bryker Woods Neighborhood Association are recommending that 15 eligible tracts, located along the south side of West 38th Street and the west side of North Lamar Boulevard, remain within the Windsor Road Neighborhood Planning Area's VMU Overlay District. All 15 tracts are proposed to receive all VMU related standards, including dimensional standards, parking reduction, and additional ground floor uses in Office districts. The Neighborhood Association is recommending that six tracts, located along the south side of West 35th Street, be excluded from the VMU Overlay District.

The neighborhood is recommending an affordability level of 60% of the median family income for future VMU Rental Units.

A table summarizing the Neighborhood Association's recommendations is found in Attachment 3.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0003 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Windsor Road Neighborhood Planning Area application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

The Chair of the Bryker Woods Neighborhood Association submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City in June 2007. See the "Neighborhood Recommendation" section above for more details.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing.

Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf
Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

- ✓ 1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*:

Bryker Woods Neighborhood (Windsor Road NP)

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Edward Tasch

PHONE 512.478.1337

E-MAIL edward@brykerwoods.org

MAILING ADDRESS 1710 Northwood Rd. 78705

SECONDARY CONTACT INFORMATION:

NAME Derek Barcinski

PHONE 512.914.0317

E-MAIL dbarcinski@aol.com

MAILING ADDRESS 3211 Glenview Ave. 78703

✓ 2. **PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

✓ 3. **IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
3405 Oakmont	X				
1811 West 35th	X				
1809 "	X				
1807 "	X				
1721 "	X				
1715 "	X				
1701 "	X				
3427 Jefferson	X				
3411 Glenview	X				
1601 West 35th	X				
1511 West 35th	X				
1515 West 34th	X				
3501 Crawford	X				

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

✓ 4.

IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

N/A

VERTICAL MIXED USE OPT-IN FORM

[illegible]

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

X _____ 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes X No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 23 Against 0
Neighborhood Planning and Zoning Department

C. Number of people in attendance at the meeting: 25

D. Please explain how notice of the meeting at which the vote was taken was provided:

- email distribution
- neighborhood listserve
- neighborhood website

✓ E. Please attach a copy of the notice of the meeting at which the vote was taken.

✓ F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: ✓
Neighborhood Association By-Laws: ✓
Other, as described in question A., above: ✓

Edward Pasch
SIGNATURE OF CHAIR (OR DESIGNEE)

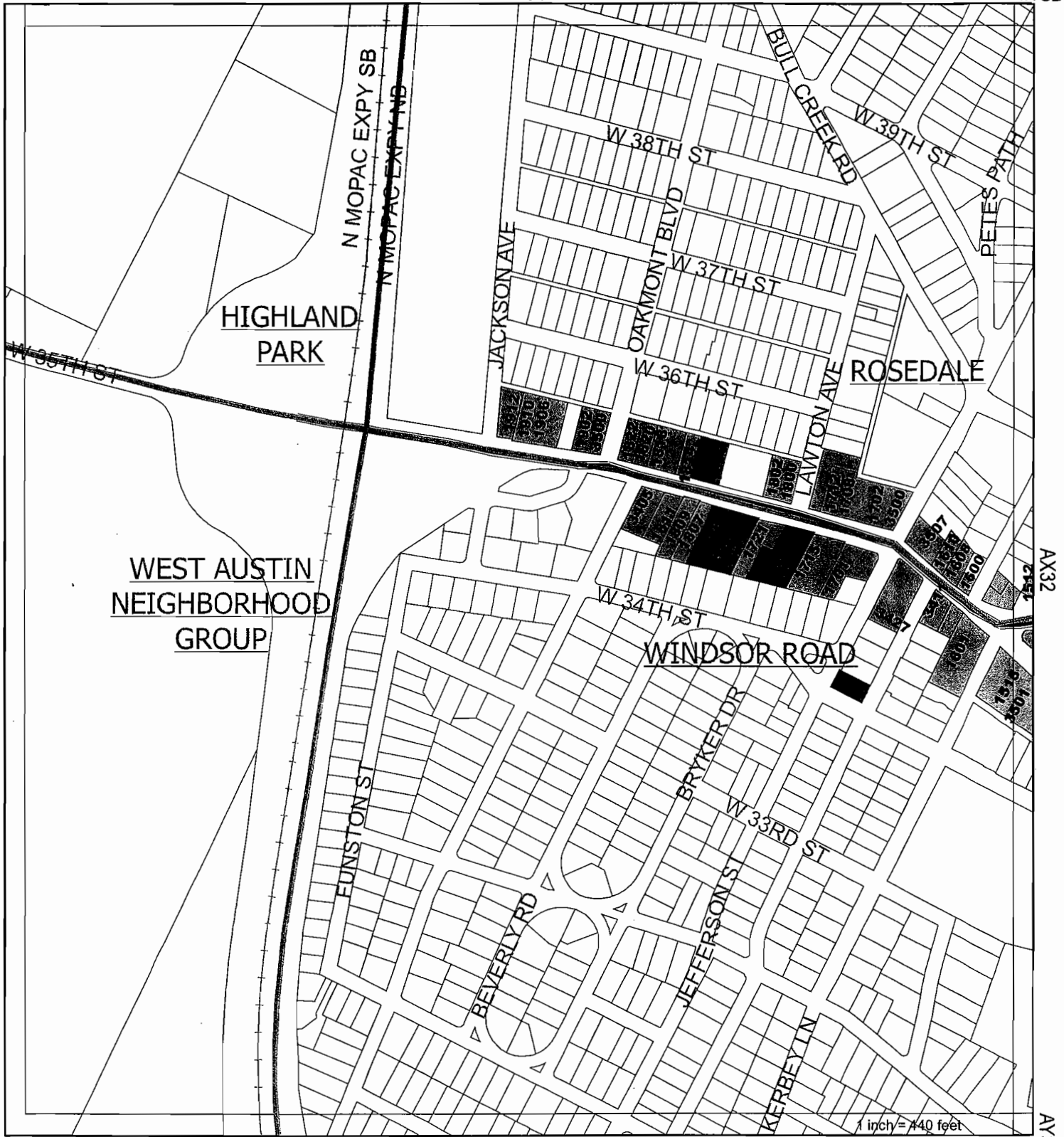
06-04-07
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX31**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

AW31

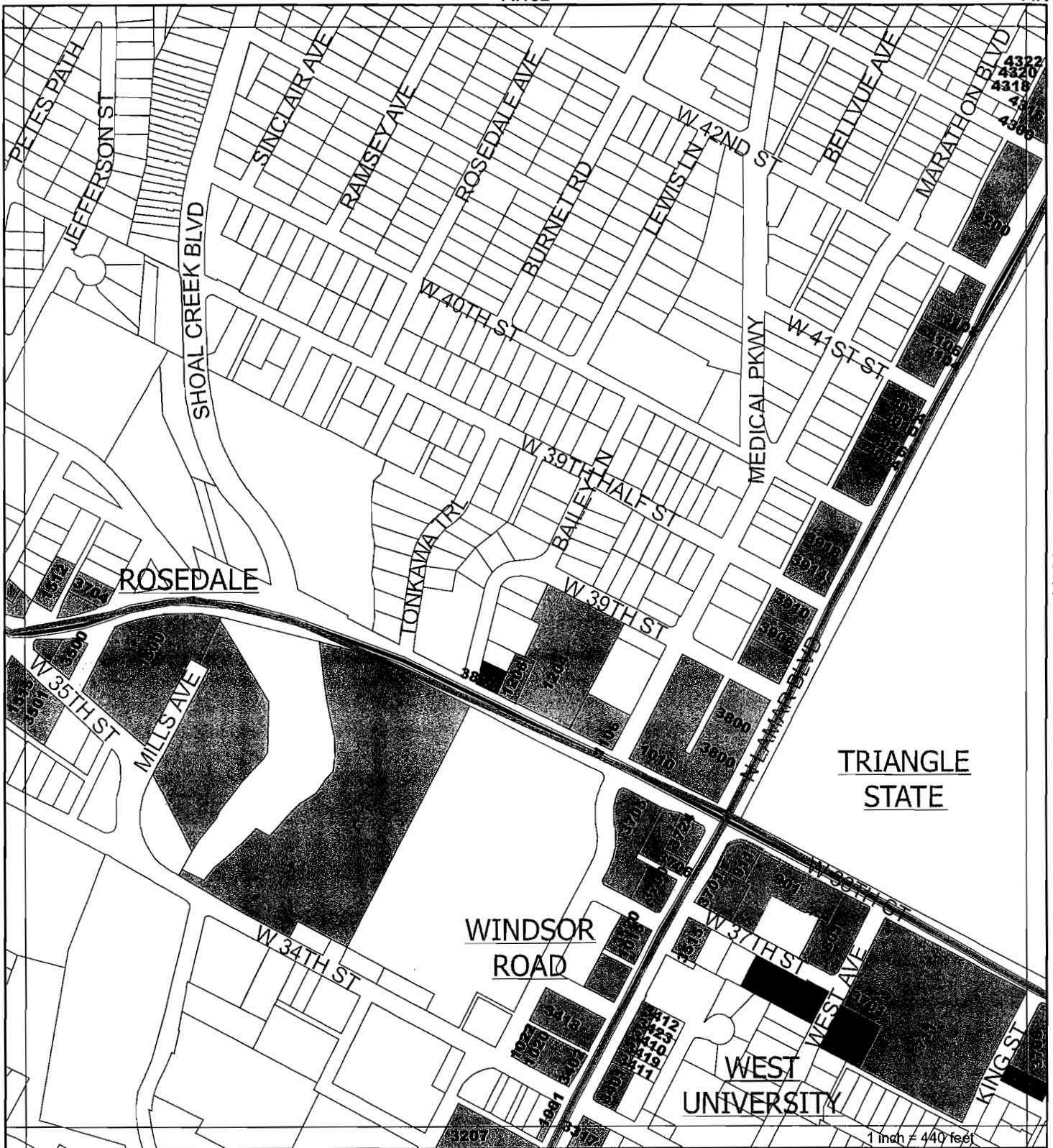
AW32

AW33

AX31

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**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX32**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
- Core Transit Corridor
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- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

BrykerWoods Neighborhood Association (BWNA)
May 22nd Board Meeting Agenda
Howson Library - 7pm

1. **Greetings, call to order and meeting agenda overview** (assign task of meeting minutes)
2. **Approval of April BWNA meeting minutes** – note that the April BWNA meeting was canceled due to severe weather (no minutes to approve)
3. **Neighborhood communications** (comments/statements/requests)
4. **Meeting business items** (listed below)
 - BWNA reports:
 - Treasury (Bill)
 - Social Committee (Cord Dover)
 - MONAC update (Joyce)
 - Zoning Committee (Bill & Joyce)
 - BWNA neighborhood Spring '07 survey (report)
 - Intrusive commercial parking on Oakmont – BWNA drafting letter to City
 - Neighborhood street 25 mph speed limit request for Northwood Rd. and 29th Streets (any other streets in need on 25mph speed limit signs?)
 - ***Vertical Mixed Use (VMU) - public meeting, discussion and neighborhood vote, see handouts and maps***
5. **Discussion/action for neighborhood comments/statements/requests**
6. **Adjourn meeting by 8:50pm** (next BWNA meeting is June 19th)

BRYKER WOODS NEIGHBORHOOD ASSOCIATION

Profile of BrykerWoods
Historical Information
BrykerWoods Elementary
Neighborhood Parks
City and Neighborhood Links

• Neighborhood News
BWNA Newsletter Archive
#19 CapMetro Bus Schedule
Neighborhood Forum
MoPac Improvement Study

Bryker Woods Neighborhood News

- [Read the latest BrykerWoods Herald Newsletter](#)
- [Visit and contribute to the BWNA newsgroup!](#)
- [Old West Austin Historical District \(OWAHD\)](#)
- [Purchasing a home in BrykerWoods? \(read this\)](#)
- [Learn how to protect & preserve neighborhood trees](#)
- [Latest MoPac highway construction information](#)
- [Traffic problems within the Neighborhood](#)
- [State of the Neighborhood \(message from president\)](#)
- [Join the Bryker Woods Neighborhood Association!](#)

---> Read the latest BWNA
Herald newsletter!

Inappropriate



Help Create the Central West Austin Neighborhood Plan!

You're invited to join your neighbors to create a vision for the future of the Tarrytown, Bryker Woods, and Pemberton Heights Neighborhoods through the Central West Austin Neighborhood Plan.

Neighborhood Plan Kickoff Meeting
Thursday, June 21 6:30 - 8:30pm

Lions Club House @ Lions Municipal Golf Course
2901 Enfield Road

This meeting is intended for home-owners, renters, business owners and employees, non-resident property owners, institutions such as churches and schools, non-profit groups, and anyone else interested in the Central West Austin neighborhood. If you meet any of these descriptions, you are a stakeholder in the planning process. As a stakeholder, you have an important voice in determining the future of your neighborhood. Even if you cannot attend the Kickoff, you can participate in the planning process at any time, but you are encouraged to get involved early in the process. The Neighborhood Planning Process will address a number of important issues, including:

- Parks & the Environment
- Transportation
- Urban Design/Neighborhood Character
- Land Use & Zoning (properties may be rezoned as a result of the planning process)

How can I get involved?

- Take the Survey at: http://www.ci.austin.tx.us/zoning/central_west_austin.htm

This website will also contain other important information about this planning process. If you do not have access to a computer, call (512) 974-2865 or (512) 974-6355 and Neighborhood Planning staff will send you a copy of the survey and a return envelope.

The purpose of this survey is to provide Neighborhood Planning staff with a general understanding of the issues in your neighborhood. Preliminary survey results will be available at the Kickoff Meeting. *Please complete the survey before Friday, June 15, 2007.*

- Sign up for the Interest List

At the end of the survey, please provide your contact information if you would like to be notified about future meetings. A large and diverse number of stakeholders is important to a successful neighborhood planning process, so we welcome and encourage your participation.

- Attend planning meetings

Below is a list of upcoming meetings. Try to attend these and as many future meetings as you can. If you can't attend a meeting, look for the meeting minutes on the Central West Austin Neighborhood Plan website:

http://www.ci.austin.tx.us/zoning/central_west_austin.htm.

Vertical Mixed Use and the BrykerWoods Neighborhood

Please see the information below and visit the city of Austin [website to learn more of VMUs](#) (Vertical Mixed Use zoning.) Documents, maps and public informational meeting times/dates are posted and made available. The issue of VMUs is important for the BrykerWoods neighborhood because the 35th Street corridor is considered eligible for such category of zoning.

The next BWNA board meeting* will be on Tuesday evening May 22nd and meeting topic will be the city's VMU concept and how it might effect BrykerWoods. At this meeting the BrykerWoods neighborhood will officially vote to "opt-in" or opt-out" of the city's proposed VMU overlay. Attend the May22nd meeting to learn more and share your opinion. Come to the meeting and let the BWNA know what you think of the VMU concept!

** This meeting as well as the other BWNA monthly meetings is open to all and held on the third Tuesday evening (7pm) at the Howson Library in Tarrytown on Exposition Blvd.*

BWNA Neighborhood Survey to be delivered Spring '07

The Bryker Woods Neighborhood is beginning the City of Austin neighborhood planning process. This process is an opportunity for neighbors to outline how our neighborhood will go forward. The neighborhood plan is a city action and is by definition quite inclusive - all property owners (residential and commercial) will be asked for input. Bryker Woods last underwent a similar process in 1987. Since then, pressures of central city redevelopment leave our neighborhood in real need of direction as determined by neighborhood residents.

For City purposes, Bryker Woods Neighborhood has been combined with the West Austin Neighborhood Group (west of Mopac) and the Pemberton Heights Neighborhood (south of Bryker Woods) to form a "greater" west Austin planning area. Although a timeline does not exist at this point, it is expected that the process will begin sometime this year and will be carried out for many months. The City will initiate conversations with respective neighborhood association leaders. After that, the City will seek input from residents and owners of the planning area. As opportunities develop for neighborhood participation, the city will notify both residents and area businesses. This process will be comprehensive, inclusive and extensive in duration. Everyone is encouraged to participate.

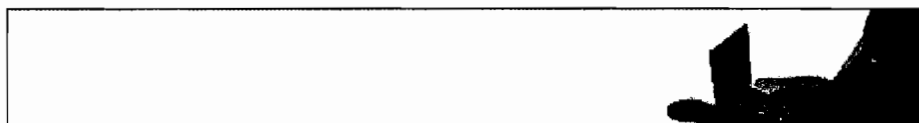
At this time the Bryker Woods Neighborhood Association (BWNA) is seeking to learn what is important to Bryker Woods Neighborhood residents. To be distributed is an initial neighborhood survey issued by the BWNA independent of the city. As we engage in the City planning process with other neighborhoods, it is imperative that we determine what is important to the residents. The objective is to get an idea of issues important to Bryker Woods Neighborhood and "take a neighborhood pulse" on issues with which the BWNA has been involved.

It is the Bryker Woods Neighborhood Association's hope that everyone will participate in the neighborhood planning process. Keep watch for the delivery of the BWNA resident survey - please complete and return the survey by specified date. This survey is just the start of our neighborhood planning process. Take this opportunity to let the BWNA know how you feel about various issues. Your voice is important and now is the time to express your opinion on how and in which direction the Bryker Woods Neighborhood will proceed. Thanks!



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BWNA

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BrykerWoods Neighborhood (VMU meeting notice)

edward tasch

May 16, 2007 19:46 PDT

Greetings BrykerWoods neighbors,

I am writing for 2 reasons. First, to let you know of an upcoming neighborhood vote on the city's "VMU" (Vertical Mixed Use zoning) concept and second, to remind you to return your completed BrykerWoods neighborhood survey if you have not already.

Vertical Mixed Use and the BrykerWoods Neighborhood

The next BWNA board meeting* will be on Tuesday evening May 22nd and meeting topic will be the city's VMU concept and how it might effect BrykerWoods. At this meeting the BrykerWoods neighborhood will officially vote to "opt-in" or opt-out" of the city's proposed VMU overlay. The issue of VMU's is important for the BrykerWoods neighborhood because the 35th Street corridor is considered eligible for such category of zoning.

Attend the May22nd meeting to learn more and share your opinion. Come to the meeting and let the BWNA know what you think of the VMU concept! More information on VMU's can be found at <http://www.BrykerWoods.org> ('Neighborhood News' section)

* This meeting as well as the other BWNA monthly meetings is open to all and held on the third Tuesday evening (7pm) at the Howson Library in Tarrytown on Exposition Blvd.

BrykerWoods Neighborhood Survey

Also, please complete and return your BWNA survey if you have not already. Every property owner within the neighborhood was sent a BrykerWoods Neighborhood Association (BWNA) Survey. If you have completed and returned your copy of the survey, thank you! And if you did not receive a BWNA survey or misplaced your copy, I have several copies left - just email me your physical mailing address and I will send you another survey.

More information about the BWNA survey and the upcoming city of Austin Neighborhood Planning process for BrykerWoods may be found at <http://www.BrykerWoods.org> ('Neighborhood News' section)

The BrykerWoods Neighborhood will soon be undergoing official "neighborhood planning" and the topic of VMU is just the start of the discussion of neighborhood 'land use.'

Many thanks for your interest and support of the BrykerWoods neighborhood!

Edward Tasch
512.478.1337
BWNA President

Check It Out!



Topica Channels

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[Health & Fitness](#)
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[Music](#)
[News & Information](#)
[Personal Finance](#)
[Personal Technology](#)
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Start Your Own List!

Email lists are great for debating issues or publishing your views.

• [Start a List Today!](#)

Minutes on the VMU part of the BWNA May 22nd meeting:

1. You have the sign-in sheet with number of attendees.
2. Derek gave an overview of the City's VMU proposal and process drawing on the online material provided by the City and the information conveyed at the information sessions sponsored by Council Member McCracken. Maps and City of Austin information were made available to all participants.
3. Derek advised those assembled that the Bryker Woods Neighborhood Association was recommending for consideration of the neighborhood that we opt out of those VMU properties on W.35th Street (a core transit corridor) west of Kerbey Lane and not opting out of other VMU eligible properties to the east.
4. The floor was opened for discussion and the subject was debated. Concern was expressed over the fact that the City had included within the VMU overlay district certain property (parcels 1515 and 3501) located on that portion of 35th Street past the cut-off, dividing 35th Street and 38th Street. This portion of 35th St. heads south east toward Mills Ave. The opinion was expressed that this portion of 35th Street was not a core transit corridor, and, in any event, this property has very difficult ingress/egress issues even for the low density development that exists on the property today because of the speed and volume of traffic and the proximity of three commercial driveways and an irregularly configured intersection. Additionally, it was noted that there are four residences within 100 feet and an elementary school within an estimated 300 feet of the property in question.
5. After further discussion a motion was made to "opt out" parcels numbered [list parcels] being all of those properties in the proposed VMU overlay district which are south of 35th Street and west of Shoal Creek, to not "opt in" to any eligible parcels. Among the reasons discussed in support of this motion were the following:
 1. The subject VMU Overlay District properties west of Kerbey Lane all abut single family homes.
 2. In the case of parcels 1515 and 3501, they are separated from single family homes only by an alley, are not on a core transit corridor, are very close to Bryker Woods Elementary and have dangerous ingress and egress onto West 35th.
 3. The VMU Overlay District does not require development to provide residential parking meeting the minimum parking standards of other multifamily districts.
 4. The Bryker Woods neighborhood currently has a problem with commercial parking on residential streets in the immediate vicinity of the proposed VMU Overlay District.
 5. The Bryker Woods neighborhood currently has a problem with cut-through traffic on residential streets in the immediate vicinity of the proposed VMU Overlay District.
 6. In June 2007, the Bryker Woods neighborhood is beginning its City sponsored neighborhood planning process and it would undercut that process to create an overlay district immediately in advance of the start of that process.
 7. It will still be possible to consider the advisability of vertical mixed use on properties south of 35th Street and west of Shoal Creek during the neighborhood planning process. Additionally there are other VMU properties within the Central Austin planning area to the east of Shoal Creek that will be incorporated into the plan should their VMU status be confirmed by the City Council.
6. The motion was seconded. On a show of 23 hands the motion was unanimously adopted.

**VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST**

- ☒ 1. Completed application with signature of chairperson.
- ☒ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ☒ 3. Completed VMU Opt-Out Form, if applicable
- ☒ 4. Completed VMU Opt-In Form, if applicable.
- ☒ 5. Copy of the notice of the meeting at which the vote was taken.
- ☒ 6. Copy of the meeting minutes at which vote was taken.

Windsor Road Planning Area VMU Application Properties
C14-2008-0003

Vertical Mixed Use (VMU) Overlay District Properties				
Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
1	120327	1809 W 35TH ST	LR	LR-V
	120328	1807 W 35TH ST	LR	LR-V
	120350	1815 W 35TH ST	LR	LR-V
	120351	1811 W 35TH ST	LR	LR-V
2	120332	1721 W 35TH ST	LO	LO-V
3	120334	1701 W 35TH ST	CS	CS-V
	120352	1707 W 35TH ST	CS	CS-V
		1715 W 35TH ST		
4	119377	3427 JEFFERSON ST	CS; LR	CS-V; LR-V
5	119423	3411 GLENVIEW AVE	GR	GR-V
	119424	0 W 35TH ST E 50 FT OF LOT 7 GLENVIEW ADDN	LR	LR-V
	119425	1601 W 35TH ST	LR; LR-CO; LO	LR-V; LR-V-CO; LO-V
		1605 W 35TH ST		
		3406 KERBEY LN		
6	119477	1515 W 35TH ST	GR-MU-CO	GR-MU-V-CO
		3501 MILLS AVE		
7	119491	3500 CRAWFORD AVE	GR	GR-V
	119492	0 W 35TH ST SE TRI OF LOT 2 *& W 62.5 FT OF LOT 3-6 *LESS 1401 SQ FT GLENRIDGE PLUS ADJ VAC ALLEY	GR	GR-V
8	119486	1500 W 35TH ST	GR	GR-V
9	119489	0 MILLS AVE BLK 12-14 GLENRIDGE PLUS 1/2 ADJ VAC STREET	GO	GO-V
10	499914	1301 1/2 W 38TH ST	GO	GO-V
		1301 W 38TH ST		
		1320 W 34TH ST		
		1330 1/2 W 34TH ST		

ATTACHMENT 2

Windsor Road Planning Area VMU Application Properties
C14-2008-0003

Vertical Mixed Use (VMU) Overlay District Properties				
Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
11	214609	0 W 38TH ST ABS 697 SUR 7 SPEAR G W ACR .2486 (PRORATE 8/10/07 TO 12/31/07)	CS	CS-V
	214610	3706 N LAMAR BLVD	CS	CS-V
	214612	3724 N LAMAR BLVD	CS	CS-V
	Portion of 214613	3705 1/2 MEDICAL PKWY	CS	CS-V
		3705 MEDICAL PKWY		
12	214611	3700 N LAMAR BLVD	CS	CS-V
13	214605	1015 W 37TH ST	CS	CS-V
		3520 N LAMAR BLVD		
15	214603	3418 N LAMAR BLVD	CS	CS-V
16	214604	1020 W 34TH ST	CS; CS-1	CS-V; CS-1-V
		3402 N LAMAR BLVD		
17	214601	1001 W 34TH ST	CS	CS-V
18	214595	1004 W 32ND ST	CS; GO; GO-MU	CS-V; GO-V; GO-MU-V
		3207 MEDICAL PKWY		
		3304 1/2 N LAMAR BLVD		
19	214591	3110 N LAMAR BLVD	CS	CS-V
	214592	3108 N LAMAR BLVD	CS; GO	CS-V; GO-V
20	214587	3100 N LAMAR BLVD	CS	CS-V
21	211082	1001 1/2 W 31ST ST	CS; GR; GO	CS-V; GR-V; GO-V
		1001 W 31ST ST		

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use

(VMU) Tract Map

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

**Windsor Road Planning Area VMU Neighborhood Recommendations
C14-2008-0003**

VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-6					X
7-21	X				

RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING: 60%

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.
 (2) Please refer to attached information for explanations of Opt-In and Opt-Out options.



OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0003
ADDRESS: WINDSOR ROAD NPA
SUBJECT AREA: 27.46 ACRES
GRID: H25 & J25
MANAGER: W. RHOADES

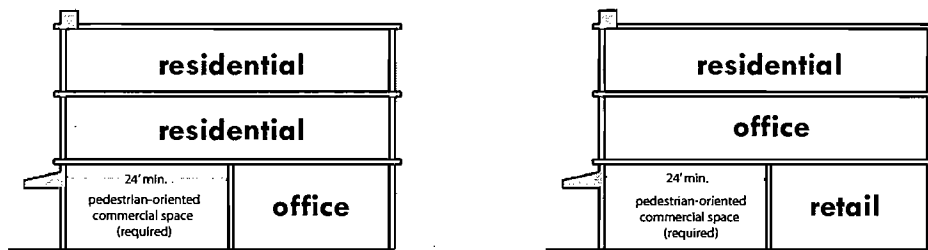
$$1'' = 600'$$

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OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

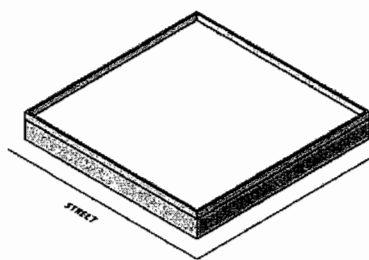
Dimensional Standards

These dimensional standards listed below are a “package” and must be accepted or rejected as such in the opt-in/opt-out process.

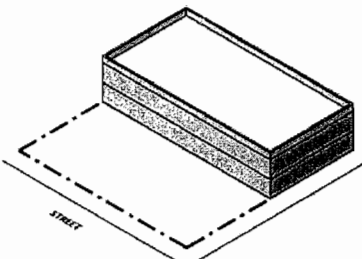
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

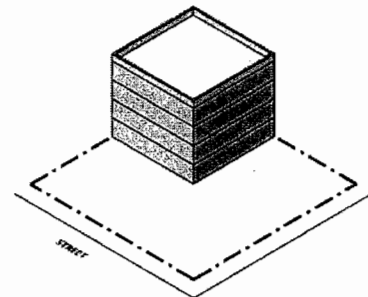
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



FAR=1.0
10,000 sq. ft. building
covering 100% of lot



FAR=1.0
10,000 sq. ft. building
covering 50% of lot



FAR=1.0
10,000 sq. ft. building
covering 25% of lot

- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no “minimum site area” requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:
http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

WHAT IS THE OPT-IN/OPT-OUT PROCESS?

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and parking exemptions they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

OTHER FREQUENTLY ASKED QUESTIONS:

DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building “V” combining district will still have the right to (re)develop under their existing base zoning district.

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Site plans approval requires a public hearing before the Planning Commission. All property owners and registered neighborhood organizations within 300 feet of a proposed vertical mixed use development will be notified of the public hearing via US Mail.

WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?

The City's impervious cover limits and compatibility standards will still apply.

WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?

http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

I am NOT in favor of Vertical Mixed-Use land regulations. There is already too much congestion and lack of parking in this area. Obviously this is just a way for certain developers to get the most bang for their buck, and for the city to raise property taxes. Why does Austin keep trying to look like Dallas? Put me down for an emphatic NO. I don't want some multi-story building blocking the view of the most utilized entrance to my building on the Lamar Boulevard side. Any tenant who needs this visual accessibility will have their business hurt by this relaxed building code.

(Dolores) Ann Joseph
owner: 1003 W. 34th. (Picket Fences)
506 Centex Sportsman Club Road
Belton, Texas 76513

.....
PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2008-0003

Planning Commission Hearing Date: January 29, 2008

Name (please print) Dolores Ann Joseph

Address 506 Centex Sportsman Club Road

Belton, Texas

(owner 1003 W. 34)

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

**Windsor Road Planning Area
VMU Tract Table
C14-2008-0003**

Properties with Vertical Mixed Use Building (V) Zoning				
Tract #	TCAD Property ID	COA Address	FROM	TO
7	119491	3500 CRAWFORD AVE	GR	GR-V
	119492	0 W 35TH ST SE TRI OF LOT 2 *& W 62.5 FT OF LOT 3-6 *LESS 1401 SQ FT GLENRIDGE PLUS ADJ VAC ALLEY	GR	GR-V
8	119486	1500 W 35TH ST	GR	GR-V
9	119489	0 MILLS AVE BLK 12-14 GLENRIDGE PLUS 1/2 ADJ VAC STREET	GO	GO-V
10	499914	1301 1/2 W 38TH ST	GO	GO-V
		1301 W 38TH ST		
		1320 W 34TH ST		
		1330 1/2 W 34TH ST		
11	214609	0 W 38TH ST ABS 697 SUR 7 SPEAR G W ACR .2486 (PRORATE 8/10/07 TO 12/31/07)	CS	CS-V
	214610	3706 N LAMAR BLVD	CS	CS-V
	214612	3724 N LAMAR BLVD	CS	CS-V
	Portion of 214613	3705 1/2 MEDICAL PKWY 3705 MEDICAL PKWY	CS	CS-V
12	214611	3700 N LAMAR BLVD	CS	CS-V
13	214605	1015 W 37TH ST	CS	CS-V
		3520 N LAMAR BLVD		
15	214603	3418 N LAMAR BLVD	CS	CS-V
16	214604	1020 W 34TH ST	CS; CS-1	CS-V; CS-1-V
		3402 N LAMAR BLVD		
17	214601	1001 W 34TH ST	CS	CS-V
18	214595	1004 W 32ND ST	CS; GO; GO-MU	CS-V; GO-V; GO-MU-V
		3207 MEDICAL PKWY		
		3304 1/2 N LAMAR BLVD		
19	214591	3110 N LAMAR BLVD	CS	CS-V
	214592	3108 N LAMAR BLVD	CS; GO	CS-V; GO-V
20	214587	3100 N LAMAR BLVD	CS	CS-V
21	211082	1001 1/2 W 31ST ST	CS; GR; GO	CS-V; GR-V; GO-V
		1001 W 31ST ST		

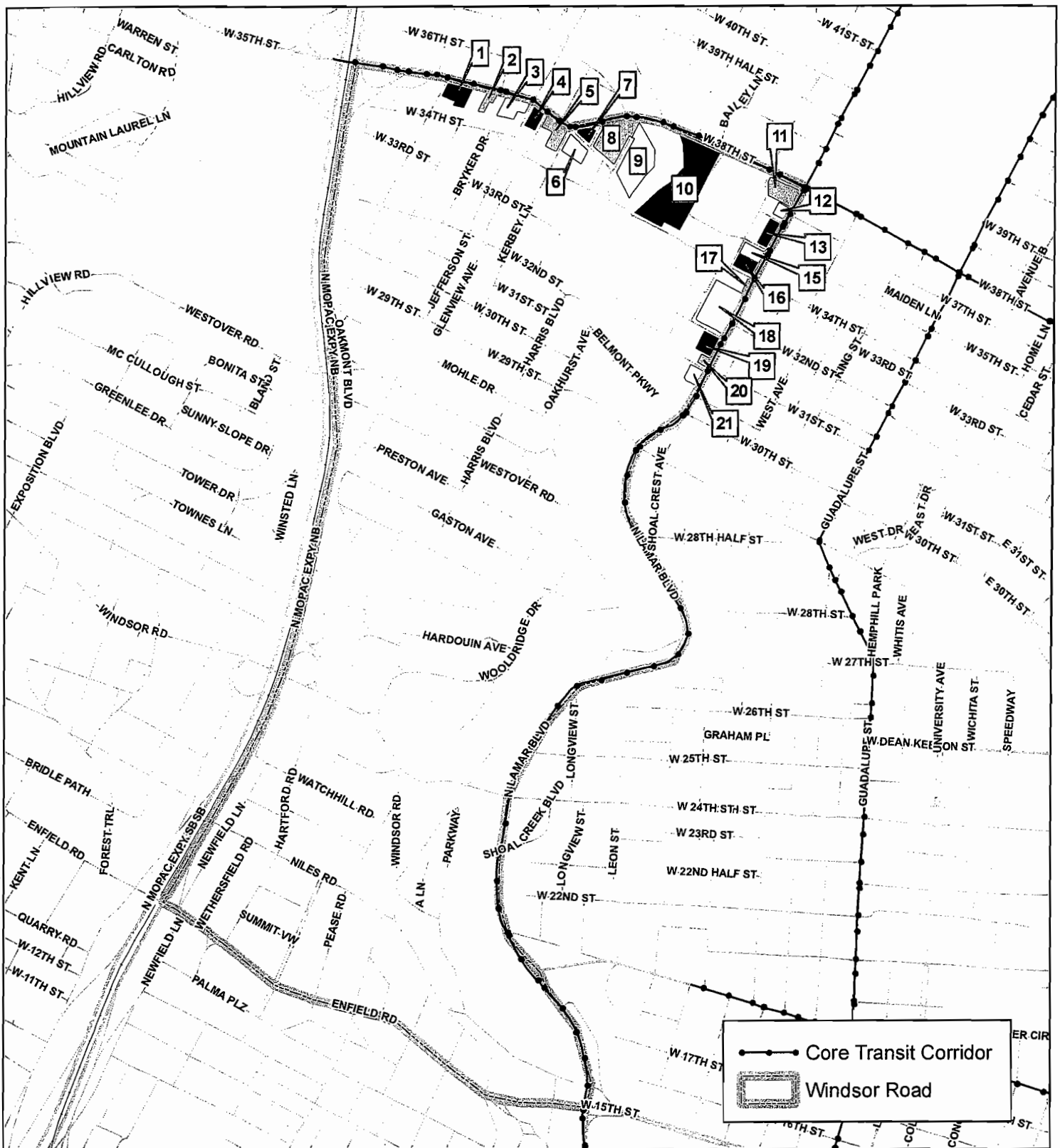
ATTACHMENT 7

Windsor Road Planning Area

Tract Table

C14-2008-0003

Properties Excluded from the Vertical Mixed Use (VMU) Overlay District		
Tract #	TCAD Property ID	COA Address
1	120327	1809 W 35TH ST
	120328	1807 W 35TH ST
	120350	1815 W 35TH ST
	120351	1811 W 35TH ST
2	120332	1721 W 35TH ST
3	120334	1701 W 35TH ST
	120352	1707 W 35TH ST
		1715 W 35TH ST
4	119377	3427 JEFFERSON ST
5	119423	3411 GLENVIEW AVE
	119424	0 W 35TH ST
		E 50 FT OF LOT 7 GLENVIEW ADDN
	119425	1601 W 35TH ST
		1605 W 35TH ST
		3406 KERBEY LN
6	119477	1515 W 35TH ST
		3501 MILLS AVE



Windsor Road Neighborhood Planning Area Tract Map C14-2008-0003

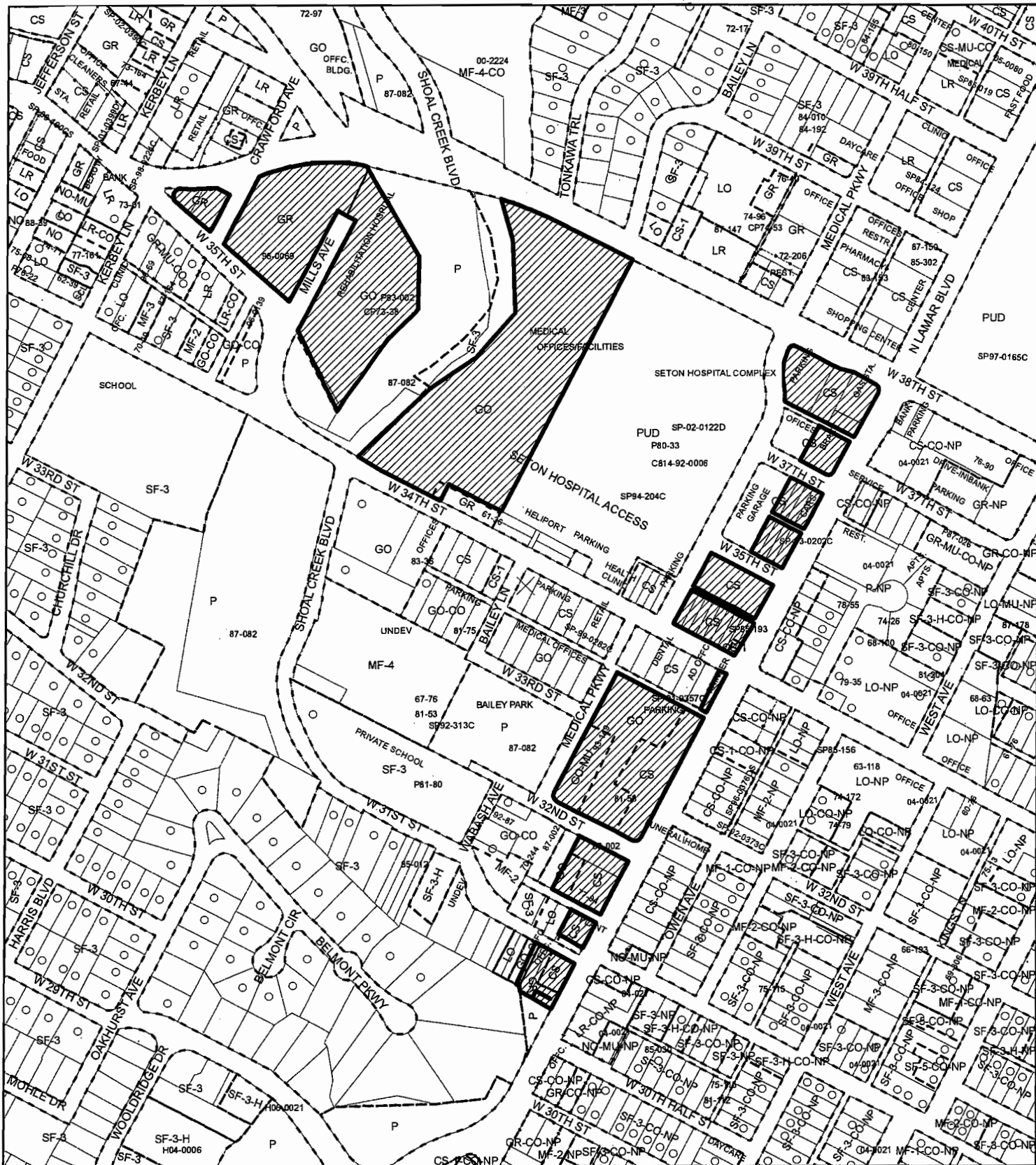


Produced by City of Austin
Neighborhood Planning and Zoning Dept.
February 5, 2008






0 500 1,000 2,000
Feet

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ZONING



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0003
 ADDRESS: WINDSOR ROAD NPA
 SUBJECT AREA: 22.82 ACRES
 GRID: H25 & J25
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS

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1" = 400'